



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
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December 12, 2003

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the December 11, 2003 Public Hearing and Business Meeting

PUBLIC HEARING

1. Case #229-ZO-03 Rehearing – Cathy Duffy, CEO for Girls, Inc. proposes to convert from business and professional office use to after school program and Day Care Center and maintain existing parking and seeks a **special exception** from Section 5.10 (J) (6) Child Care Facility and a **variance** from Section 10.02 (F) Business Parking of the Z.O., as per plans submitted September 24, 2003, at **424 Hanover St. – Denied**
2. Case #254-ZO-03 – Brian Fremeau (Owner) proposes to build an 8' x 5' mud room and enlarge front entry steps and roof overhang and seeks a **variance** from Section 11.04 (B) expansion and 6.07 front and side setbacks (3 counts) of the Z.O., as per plans submitted October 23, 2003 at **1611-1615 Paule Ave. - Granted**
3. Case #255-ZO-03 – James Seibert (Owner) proposes to maintain a 16' x 10' open deck; also build a second story dormer and seeks a **variance** from Section 6.07 side yard and rear yard setbacks of the Z.O., as per plans submitted October 22, 2003, at **349 Laxson Ave. - Granted**
4. Case #256-ZO-03 – Cynthia Wantuck (Owner) proposes to rebuild existing porches; also maintain staircase from second floor and seeks a **variance** from Section 6.07 side yard and rear yard setbacks of the Z.O., as per plans submitted October 23, 2003 at **706 Beech St. – Denied**
5. Case #257-ZO-03 – Joseph Fremeau (Agent) proposes to add a 16' x 28', 2-story addition and a 20' x 22', 2-stall garage and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted October 14, 2003 at **970 Hall St. – Granted *Dimensions of garage changed to 22' x 22'.**

6. Case #258-ZO-03 – Daniel Muskat (Agent) proposes to create a temporary parking lot and seeks a **variance** from Sections 5.10 (I) (8) commercial surface parking, 10.07 (I) (2) arena overlay parking, 10.09 (A) parking setbacks, 10.07 (E) paving 10.07 (D) maneuvering, 10.08 (A) driveway location & (C) driveway width, 10.03 (D) accessible spaces, 10.07 (F) demarcation and 10.07 (G) landscaping (both perimeter and internal) of the Z.O., as per plans submitted September 19, 2003 at **584-624 Willow St. - Tabled**
7. Case #259-ZO-03 – Lucille Lafond (Owner) proposes to maintain retaining wall not meeting visual clearance for corner lot and seeks **variance** from Section 8.22 (E) visibility at corners of the Z.O., as per plans submitted October 15, 2003 at **173 Alsace St. - Granted**
8. Case #260-ZO-03 – James Dubois (Agent) proposes to consolidate lot and maintain 10' x 14' shed in street yard and seeks a **variance** from Section 8.24 (A) (1) Accessory Structures of the Z.O., all as per plans submitted October 16, 2003 at **1744 Lake Shore Rd. - Granted**
9. Case #261-ZO-03 – Paul Wenger (Agent) proposes to increase height of emission stacks to 70' and seeks a **variance** from Section 6.05 height of the Z.O., as per plans submitted October 31, 2003 at **1111 Candia Rd. - Granted**
10. Case #262-ZO-03 – Attorney Laura Spector (Agent) proposes to construct new single family residence and convert existing home to an accessory structure and seeks a **variance** from Section 8.24 (A) (1) Accessory Structure of the Z.O., as per plans submitted September 10, 2003 at **1655 River Rd. - Granted**
11. Case #263-ZO-03 – Julie Decato (Owner) proposes to maintain open deck and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted November 7, 2003 at **45 So. Fremont St. - Granted**
12. Case #264-ZO-03 – Attorney Susan Duprey (Agent) proposes to build a 68-unit, 4-story multi-family building and seeks a **variance** from Sections 6.07 height & number of stories and Section 10.05 (2) number of loading spaces of the Z.O., as per plans submitted November 5, 2003 at **55 Riverfront Dr. - Denied**
13. Case #265-ZO-03 – Richard Alfonso (Agent) proposes to build an 8' x 9'-6" dormer on third floor and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted November 18, 2003 at **89-91 Taylor St. – Granted**
14. Case #266-ZO-03 – David Dionne (Owner) proposes to build a 19' x 15', 2-story addition and seeks a **variance** from Sections 6.07 rear yard setback and 8.24 (A) (2), (3) Accessory Structures of the Z.O., as per plans submitted November 25, 2003 at **317 Charlotte St. Granted**

15. Case #267-ZO-03 – William A. Rogers, Jr. (Owner) proposes to build a 24' x 26', one-story addition and seeks a **variance** from Section 6.07 rear yard setback of the Z.O. as per plans submitted October 24, 2003 at **62 Marguerite St. - Denied**
16. Case #268-ZO-03 – Ryan Nalette (Agent) proposes to build a 16' x 31' conservatory sunroom with an open deck and seeks a **variance** from Section 6.07 rear yard setback of the Z.O., as per plans submitted October 30, 2003 at **263 No. Bay St. - Granted**
17. Case #269-ZO-03 – Robert Larochelle (Owner) proposes to build a 21½' x 28½', 2-story addition with accessory dwelling and seeks a **special exception** from 5.11 (L) (1) and a **variance** from Section 6.07 side yard setback of the Z.O. , as per plans submitted November 14, 2003 at **1101 Dunbarton Rd. - Granted**
18. Case #270-ZO-03 – James Applegate (Owner) proposes to consolidate lots and add an apartment to existing warehouse building and seeks a **variance** from Sections 5.10 (A) (6) multi-family dwelling, 10.03 (B) number of parking sapces, 10.09 (B) parking setbacks, 10.07 (J) (4) parking screening, 10.07 (D) parking maneuvering, 10.07 (G) parking landscaping of the Z.O., as per plans submitted October 23, 2003 at **466-468 Riverdale Ave. - Denied**
19. Case #271-ZO-03 – Andrew Berube (Owner) proposes to maintain existing non-conforming single family home, demolished and rebuilt two stories (adding second floor living area) without benefit of a permit and seeks a **variance** from Sections 6.07 rear yard setbacks, 10.09 (B) parking setbacks, 10.08 (B) driveway location and 11.05 (A) non-forming structure of the Z.O., as per plans submitted November 5, 2003 at **75 Fremont St. - Granted**
20. Case #272-ZO-03 – Amy Sanders (Agent) proposes to expand existing commercial parking lot from 23 to 48 spaces and provide accessible spaces on neighboring lot under the same ownership (re-striping as necessary to meet current dimensional standards) and seeks a **variance** from Sections 10.03 (D) accessible spaces (25 Chandler St.) and 10.09 (B) parking setbacks (1850 Elm St.) of the Z.O., as per plans submitted November 14, 2003 at **25 Chandler St./1850 Elm St. - Granted**
21. Case #273-ZO-03- Attorney Richard Fradette (Agent) proposes to maintain single family dwelling on Lot #1 and on Lot #2 (subject to consolidation with Lot #1) create a buildable lot and seeks a **variance** from Section 6.07 rear yard setback and 10.08 (C) driveway width for Lot #1 and Section 6.02 lot width for Lot #2 and Section 11.03 (D) (2) (d) for both lots of the Z.O., as per plans submitted November 14, 2003 at **300 Boynton St. - Granted**
22. Case #274-ZO-03 – Dragan Dragutinovic (Owner) proposes to build an 8' x 10' smoke house in rear yard, also maintain parking in street yard (previous variance to convert garage area to living area indicated there would be a carport) and seeks a **variance** from Section 5.11 use and 10.09 (B) parking setbacks of the Z.O., as per plans submitted October 24, 2003 at **410 So. Beech St. - Tabled**

23. Case #275-ZO-03 – Todd J. Malmgren (Owner) proposes to build a 20' x 30', 2-stall garage with storage area above and maintain shed in the rear yard and seeks a **variance** from Section 6.07 side yard setback and 8.24 (A) (3) accessory structure of the Z.O., as per plans submitted October 27, 2003 at **20 Groveland Ave. - Granted**
24. Case #276-ZO-03 – Keith McHugh (Owner) proposes to remove existing deck (built without benefit of a permit) and build a 12' x 16' addition in side yard, also maintain parking in driveway and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted November 5, 2003 at **84 St. James Ave. - Granted**

BUSINESS MEETING

Request for Rehearing:

Case #219-ZO-03 – **647 Front St.** (consolidate three lots, resubdivide into two lots). Appealed by Attorney Gerald Prunier on behalf of the owner Karen Stevens on November 14, 2003. – **Denied**

Case #233-ZO-03 – **334-340 Union St.** (consolidate parcels in order to expand and convert commercial space into three separate spaces) - **Granted**

Case #239-ZO-03 – **700 Pine St.** (provide an exit from second level to grade). Appealed by Jay Seavey, abutter, on December 11, 2003. – **Granted**

William T. Larkins, Chairman

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.